



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, APRIL 22, 2008

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA 95037

COMMISSIONERS

CHAIR ROBERT L. ESCOBAR
VICE-CHAIR SUSAN KOEPP-BAKER
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER RALPH J. LYLE
COMMISSIONER JOSEPH H. MUELLER
COMMISSIONER WAYNE TANDA

REGULAR MEETING - 6:30 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

PLANNING COMMISSION MEETING AGENDA

APRIL 22, 2008

PAGE 2

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

PUBLIC HEARING:

- 1) **DEVELOPMENT AGREEMENT AMENDMENT, DAA-06-06B/ DEVELOPMENT SCHEDULE AMENDMENT, DSA-06-01B: MONTEREY-GUNTER:** A request to amend the project development agreement and development schedule for a 15-unit mixed use residential project. The amendments will allow up to 18 additional months to commence construction on the 15 residential units and will also extend the dates for other development milestones. The project site is approximately one acre in size and is located at 17620 Monterey Rd, approximately 100 feet north of Main Ave. in the CC-R Zoning District. (APN 726-23-008)

Recommendation: Open Public Hearing/Continue to May 13, 2008 Meeting date.

- 2) **USE PERMIT, UP-08-01: DIGITAL-CREMA:** A request to allow a children's commercial recreational facility to include inflatable jump and play equipment with ancillary play rooms for the purpose of birthday parties and special occasions located at 285 Digital Dr. (APN: 726-25-038)

Recommendation: Open Public Hearing/Adopt Resolution approving request.

- 3) **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCE) QUARTERLY REPORT:** Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System.

Recommendation: Approve report, with recommendation to forward to the City Council for approval.

- 4) **FINDING OF GENERAL PLAN CONSISTENCY FOR DRAFT FY 2008/09 – 2012/13 CAPITAL IMPROVEMENTS PROGRAM (CIP):** The Planning Commission is requested to review the draft Five-Year Capital Improvements Program (CIP) for consistency with the adopted General Plan.

Recommendation: Adopt Resolution with recommendation to forward the request to the City Council for approval.

PLANNING COMMISSION MEETING AGENDA

APRIL 22, 2008

PAGE 3

5) **DEVELOPMENT RECOMMENDATIONS TO CITY COUNCIL REGARDING CONTENT OF GENERAL PLAN AMENDMENT FOR AGRICULTURAL MITIGATION PROGRAM, SOUTHEAST QUADRANT (SEQ) URBAN LIMIT LINE, AND SPORTS-RECREATION-LEISURE LAND USE DESIGNATION IN SEQ:**

Recommendation: Develop recommendations for City Council consideration.

ANNOUNCEMENTS:

UPCOMING AGENDA ITEMS FOR THE MAY 13, 2008 MEETING:

- **ZAA-98-16B: Condit-Horizon Land**
- **UP-08-02: Monterey-Shadow Mountain Church**
- **DAA-06-06B: Monterey-Gunter**
- **DSA-06-01B: Monterey-Gunter**
- **UP-08-03: Vineyard-Northern CA Cement Masons**
- **Design Handbook and related Ordinances; Design Permit, PD, etc. Public Hearing**
- **Downtown Historic Determinations**
- **Review of General Plan Level of Service (LOS) Standards for signalized and unsignalized intersections**
 - **Review of policy and procedures for preparation of Transportation Impact analysis (TIAs)**
 - **Proposed CEQA Thresholds of Significance for Transportation Factors**

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

PLANNING COMMISSION MEETING AGENDA

APRIL 22, 2008

PAGE 4

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.